

8554 Katy Freeway
Suite 200
Houston, TX 77024
Tel: 713.463.1700
Fax: 713.647.9601
www.belmontvillage.com

September 27, 2013

VIA ELECTRONIC MAIL

Mr. Edward Selich, Council Member
Chair, Land Use Element Advisory Committee
100 Civic Center Drive
Newport Beach, CA 92660

Re: General Plan Amendment - Land Use Element modification of 1.7 acre parcel at 4699 Jamboree Road & 5190 Campus Drive, Newport Beach CA 92660 ("Property").

Dear Council Member Selich:

Belmont Village, L.P. ("Belmont") and the owners of the Property, WPI CAMPUS LLC & UAP JAMBOREE LLC ("WPI/UAP"), respectfully request a modification of the allowed Floor Area Ratio ("FAR") for development of an Assisted Living/Congregate Care facility as part of the proposed General Plan Land Use Element Amendment ("General Plan Amendment").

Belmont has participated in the Advisory Committee meetings from the start and has been advised by city staff to locate a suitable site for its proposed development. Belmont proposes to develop an Assisted Living/Congregate Care facility with a maximum of 170 residences on the Property and maintain traffic neutrality.

Assisted Living/Congregate Care Needed: Newport Beach is an aging community and demographics strongly support the need for more Assisted Living/Congregate Care. The Zoning Code allows Assisted Living/Congregate Care in only a few sites zoned as Private Institutional. None of these sites are available for redevelopment nor would they allow adequate FAR. A modification to the General Plan is necessary to allow more development of Assisted Living/Congregate Care to address the future care needs of senior citizens in Newport Beach.

Traffic Neutrality: The attached traffic study shows that an Assisted Living/Congregate Care facility with 170 residences will produce the same daily traffic as the current entitlements on the Property, but with substantially fewer AM and PM peak trips. We understand that the City has its own model to calculate traffic, but traffic experts have advised that the traffic conversion from Commercial Office to Assisted Living/Congregate Care will be very similar under any calculation model.

FAR Modification: As part of the General Plan Amendment, we request an increase in FAR to 2.0 in order to develop an Assisted Living/Congregate Care with a maximum of 170 residences on the Property. The proposed project would be approximately 148,000 square feet in size which would require a FAR of 2.0. The proposed project can be built vertical (6 stories & 75 feet as proposed) as the existing zoning allows building height up to 125 feet.

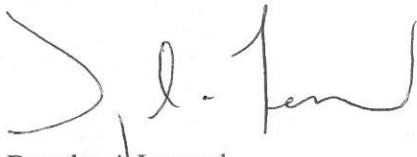
We have attached an example site-fit for the proposed project. The 6 story building would have a 25,000 sq. ft. footprint which fits nicely on the 1.7 acre (74,052 sq. ft.) parcel. The building footprint conforms to the previously approved office building envelope and required setbacks of the Koll Specific Plan. The facility would be approximately 148,000 sq. ft. with a maximum of 170 residences. All parking would be underground.

Compatible Use: The proposed development would enhance the corner of Jamboree and Campus, a major gateway to the city. Assisted Living/Congregate Care is an institutional type use and compatible with the surrounding uses. Next to the Property are two non-residential uses including a County Courthouse (Institutional) and commercial offices. An Assisted Living/Congregate Care facility will serve as a buffer between those uses and the existing and planned multifamily developments across Jamboree and Campus.

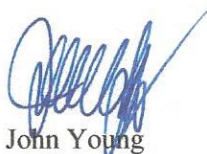
Koll Specific Plan: A subsequent zoning amendment to the Koll Specific Plan will also be necessary to allow Congregate Care/Assisted Living on the Property.

We thank you for consideration of our request. Please do not hesitate to contact us with any questions or comments.

Sincerely,



Douglas A Lessard
Senior Vice President
Acquisitions & Investment
Belmont Village Senior Living
dlessard@belmontivillage.com



John Young
Manager
WPI CAMPUS LLC;
UAP JAMBOREE LLC
4699 Jamboree, Newport Beach CA 92660

CC: Kim Brandt
Brenda Wisneski
Greg Ramirez
Cora Newman

DRAFT

Table C
TRIP GENERATION COMPARISON [1]
46,000 SF OFFICE BUILDING
(PM PEAK HOUR EQUIVALENCY)

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Independent/Assisted Living [3],[4]	170 DU	506	18	14	32	25	22	47
Multi-Family [5]	76 DU	505	8	31	39	31	16	47
Hotel [6]	56 Rooms	500	22	16	38	19	20	39
General Office [7]	46,000 GSF	507	63	9	72	12	57	69

[1] Source: ITE "Trip Generation Manual", 9th Edition, 2012.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 252 (Senior Adult Housing - Attached) trip generation average rates.

- Daily Trip Rate: 3.44 trips/DU; 50% inbound/50% outbound

- AM Peak Hour Trip Rate: 0.20 trips/DU; 34% inbound/66% outbound

- PM Peak Hour Trip Rate: 0.25 trips/DU; 54% inbound/46% outbound

It is assumed that 55 of the 170 units are independent living units.

[4] ITE Land Use Code 254 (Assisted Living) trip generation average rates.

- Daily Trip Rate: 2.74 trips/Occupied Bed; 50% inbound/50% outbound

- AM Peak Hour Trip Rate: 0.18 trips/Occupied Bed; 68% inbound/32% outbound

- PM Peak Hour Trip Rate: 0.29 trips/Occupied Bed; 50% inbound/50% outbound

The trip generation forecast is based on one occupied bed per dwelling unit.

It is assumed that 115 of the 170 units are assisted living units.

[5] ITE Land Use Code 220 (Apartment) trip generation average rates.

- Daily Trip Rate: 6.65 trips/dwelling unit; 50% inbound/50% outbound

- AM Peak Hour Trip Rate: 0.51 trips/dwelling units; 20% inbound/80% outbound

- PM Peak Hour Trip Rate: 0.62 trips/dwelling units; 65% inbound/35% outbound

[6] ITE Land Use Code 310 (Hotel) trip generation average rates.

- Daily Trip Rate: 8.92 trips/occupied rooms; 50% inbound/50% outbound

- AM Peak Hour Trip Rate: 0.67 trips/occupied rooms; 58% inbound/42% outbound

- PM Peak Hour Trip Rate: 0.70 trips/occupied rooms; 49% inbound/51% outbound

[7] ITE Land Use Code 710 (General Office Building) trip generation average rates.

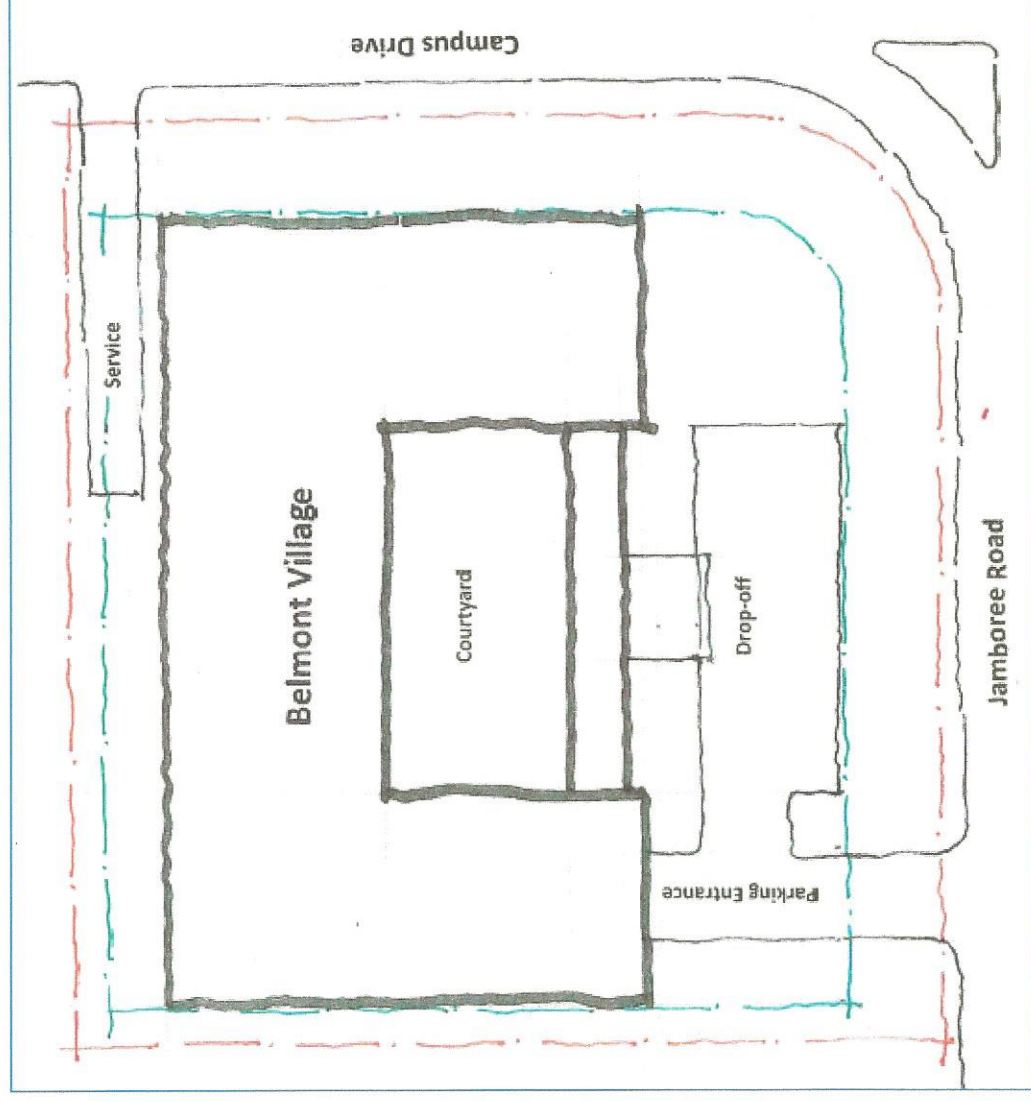
- Daily Trip Rate: 11.03 trips/1,000 SF of floor area; 50% inbound/50% outbound

- AM Peak Hour Trip Rate: 1.56 trips/1,000 SF of floor area; 88% inbound/12% outbound

- PM Peak Hour Trip Rate: 1.49 trips/1,000 SF of floor area; 17% inbound/83% outbound

Example Site Layout – Jamboree & Campus

- 1.7 acre site
- Approximate 25,000 sq ft building footprint
- 6 story structure
- Approximately 148,000 GSF
- Footprint fits easily within envelop of approved office building with larger setback from Jamboree (blue lines)
- Koll Specific Plan setbacks maintained
- All Parking underground

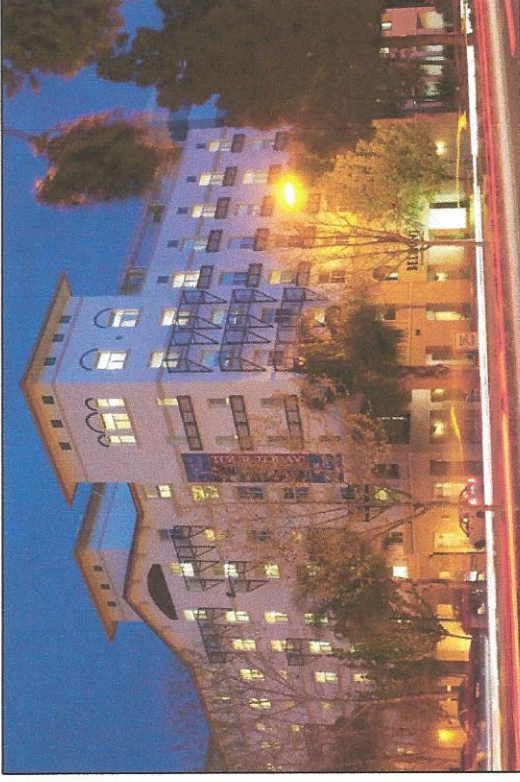


Examples of Vertical Developments



Belmont Village of Westwood
10475 Wilshire Blvd, Los Angeles CA

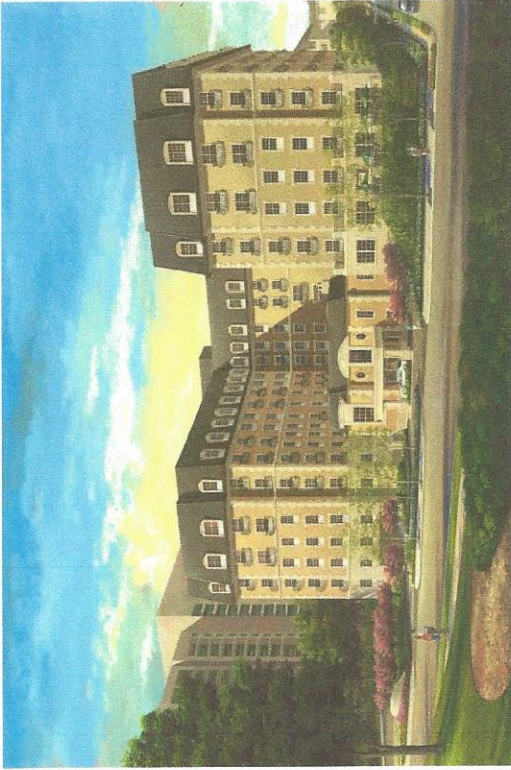
- 1.7 acre site
- 6 floors
- 156,000 sf.;
- 168 IL/AL/ALZ residences
- Underground parking garage
- UCLA Affiliation



Belmont Village of San Jose
500 S. Winchester Blvd, San Jose, CA

- 0.75 acre site
- 7 floors; 89 ft height
- 97,000 sf building
- 136 AL/ALZ residences
- Underground parking garage
- Next to Santana Row Mixed Use Development

Examples of Vertical Developments



Belmont Village of Turtle Creek

Dallas Texas

- 7 floors
- 198,435 sf.;
- 212 IL/AL/ALZ residences
- 2 levels of underground parking
- 2 acre site
- Completed August 2013



Belmont Village of Hunters Creek

Houston Texas

6 stories

- 161 AL/ALZ units
- 109,608 sf.
- Surface parking
- 2.1 acre site
- Est. completion in August 2014



CONFIDENTIAL